

Planning Report

Thursday, November 14, 2013

Village at Coffman Park PUD- Ganzhorn Suites

Case Summary

Agenda Item	2
Case Number	13-058Z/PDP/PP
Site Location	Discovery Boulevard at Wall Street Located on the south side of Post Road, east of Discovery Boulevard, north of Wall Street.
Proposal	Create four subareas within the 22.66-acre Village at Coffman Park Planned Unit Development District to permit the development of a memory care facility, office building, additional residential condominiums and open space within a new Planned District. This is also a proposal to plan and subdivide a portion of the site.
Applicant	Coffman Partners, LLC; represented by Ganzhorn Real Estate Dublin, LLC.
Planning Contact	Claudia D. Husak, AICP, Planner II (614) 410-4675, chusak@dublin.oh.us
Requests	Review and recommendation to City Council of a <u>rezoning with preliminary development plan</u> under the Planned District provisions of Zoning Code Section 153.050 and a preliminary plat under the provisions of the Subdivision Regulations.
Planning Recommendation	<i>Disapproval of the rezoning with preliminary development plan; and Disapproval of the preliminary plat.</i> In Planning's analysis, the rezoning with preliminary development plan proposal does not comply with the rezoning/preliminary development plan criteria and the existing development standards within the area. The proposal for the preliminary plat also does not comply with the preliminary plat criteria and a recommendation to City Council for disapproval of both requests is recommended.



City of Dublin

13-058Z/PDP/PP
Village at Coffman Park PUD
Ganzhorn Suites
Discovery Boulevard and Wall Street

0 150 300
Feet



Facts

Site Area	22.66 acre parcel
Zoning	<p>Existing: PUD, Planned Unit Development District (Village at Coffman Park plan)</p> <p>Proposed: PUD, Planned Unit Development District (Village at Coffman Park plan)</p>
Surrounding Zoning and Uses	<ul style="list-style-type: none"> To the north across Post Road are two single-family lots and portions of Coffman Park, which are zoned R-1, Restricted Suburban Residential District. Commercial uses surround the site on the west and south, zoned PCD as part of Perimeter Center. The office building surrounded by the site along Post Road and the office buildings to the east and southeast are zoned SO, Suburban Office District. The 1.7-acre daycare site on Post Road surrounded by this site is zoned PCD as part of Perimeter Center.
Site Features	<ul style="list-style-type: none"> The proposal encompasses 22.66 acres. This site includes 250 feet of frontage along Discovery Boulevard, 1,200 feet of frontage along Post Road, and 900 feet of frontage along Wall Street. There is mounding and landscaping along Post Road as buffer area which is open space owned by the City. A tree row runs from Post Road to Wall Street through the center of the site. A 320-square-foot domestic services shelter is located at the northwest corner of the site and houses water service and mechanical units. A 3.86-acre regional stormwater pond comprises the southeast portion of the site. There are 11 condominium buildings constructed to the north of the pond as well as a 1,800-square-foot community center at the north end of the pond overlooking the pond and boardwalk.
Case Background	<p>(A comprehensive site approval history is included at the back of this report. The following is the more recent history.)</p> <p>On April 4, 2013, the Commission commented informally on a concept plan application for this potential future rezoning to permit a mix of office and elderly care uses on a nine-acre site. The Commissioners agreed that they supported the proposed use but were concerned about the future viability of the condominium project should its size decrease to fewer 22 units or less.</p> <p>On August 16, 2013, the Commission recommended approval to City Council for a preliminary and final plat to establish a reserve with external access from Wall Street to facilitate the construction of additional</p>

Facts

condominiums. These plats were approved by City Council on September 23, 2013.

Details

Rezoning with Preliminary Development Plan

Process

Rezoning to a Planned Unit Development requires approval of a development text to serve as the zoning regulation; the Zoning Code covers all requirements not addressed in the development text. A preliminary development plan is also required. The proposed development text establishes a revised Planned Unit Development District with the same name (Village at Coffman Park). The text creates four subareas and included development regulations that apply to the 22.66 acres.

Plan Overview

The rezoning with preliminary development plan includes the rezoning of approximately 22.66 acres. The property is proposed as four distinct subareas to include existing and proposed residential condominiums as Subarea A, a proposed memory care facility in Subarea B, a separate office development in Subarea C and the open space as Subarea D.

Planning is concerned about the proposed preliminary development plan and the apparent lack of coordination between the submitted plan drawings. In general, the plans are difficult to read and the line work is often indistinguishable, the units are not numbered consistently, and many lines and symbols are not labeled. There are coordination issues between the text and the plans and the applicant will have to work with Planning to address these concerns prior to moving forward with this application.

Land Use

The Community Plan Future Land Use map designates this site as *Residential High Density (2-5 du/ac)*. This designation is typified by clustered single-product, multiple family units as well as detached cluster housing or patio homes. This proposal is for a mix of office and institutional uses typically accommodated in the SO, Suburban Office and Institutional District of the Code and the Office areas within the Community Plan.

The Future Land Use was changed in 2007 to reflect the approved development for the Village at Coffman Park from the previous designation in the 1997 plan which was *Office* for a majority of the site and *Mixed-Use Employment Emphasis* for the one-acre area at the intersection of Post Road and Discovery Boulevard.

The proposal essentially converts back to the 1997 plan and leaves the existing condominiums to continue creating a neighborhood, but on a smaller scale. Considering the natural buffer the existing tree row creates opportunities for a cohesive development with compatible uses and transitioning that also extends the existing residential units across a

Details	Rezoning with Preliminary Development Plan
	larger area thus creating a critical mass for the neighborhood.
Subarea A (Condominiums)	<p><i>General Information</i></p> <p>Subarea A will include approximately 8.81 acres and permits a total of 39 condominium units to be divided into three phases:</p> <p style="padding-left: 40px;">Subarea A1: 2.44 acres of land with 11 existing units Subarea A2: 2.40 acres of land with 11 proposed units Subarea A3: 3.97 acres of land with 17 proposed units</p> <p><i>Permitted Uses</i></p> <p>The text permits a maximum of 39 detached, residential dwellings, a Community Center with a maximum size of 1,800 square feet as well as a water meter building, open space, parkland, and leisure paths. The text permits outdoor amenities such as trellises, arbors privacy fences, sunrooms and other additions and patios for each home as long as they are located within each approved home site plan as depicted on the Final Development Plan. The development text should address the maximum height of privacy fences and require the details to be approved with the final development plan.</p> <p><i>Layout</i></p> <p>The applicant has attempted with this request to make as few revisions as possible to the original layout of the Village at Coffman Park. The rezoning will retain the right to build 39 of the originally 66 units. To accommodate the development of Subarea B, the layout of the condominiums in the center of the site (Subarea A3) was changed slightly. The proposed units are inconsistently numbered which should be modified prior to submitting this application to City Council.</p> <p>No changes were made to the designated Subarea A1, which includes the existing 11 condominiums and clubhouse, served by Kenzie Lane which provides private street access off Wall Street.</p> <p>Subarea A2 includes 11 condominium units previously approved north and east of Kenzie Lane. All units are shown with alley-accessed garages and walks from the front door to the sidewalk.</p> <p>Subarea A3 permits a maximum of 17 units, seven are shown backing up to Wall Street, the remaining 10 units to the north of Kenzie Lane are laid out slightly differently from the originally plan to accommodate additional parking spaces for visitors. A 13-space parking lot is shown along the northern Subarea boundary with Subarea D, the open space along the Post Road frontage.</p>

Details

Rezoning with Preliminary Development Plan

Subarea A (Condominiums)

Setbacks

- 30 feet for buildings and 10 feet for pavement from all adjoining properties, rights-of-way and Subarea boundaries, except from Post Road, which requires a 60-foot pavement and building setback as measured from the Post Road right-of-way and the eastern and southern property line adjacent to the pond, which requires a 20-foot pavement setback.
- Minimum distance of 12 feet between buildings

The preliminary development plan should be updated to accurately show the required Post Road setback.

Traffic and Access

The text permits private streets with 24 feet of pavement width. Alleys serving the units are required a width of 16 feet. Four-foot sidewalks serve the front door of each unit to the sidewalk. An 8 foot asphalt bike path will remain along the south side of Post Road. Driveways or streets to Post Road are prohibited.

The text states and preliminary development plan shows two full access points into the Subarea from Wall Street. The plan shows three access points to Wall Street. The Kenzie Lane access point serves the existing condominiums. A secondary access point is shown across from an existing drive for the office property to the south. The applicant has worked with Engineering to locate this access point appropriately in terms of intersection spacing and alignment. A third access point west of the property line with Subarea B has been determined to be located too close to other access points and Engineering and Planning are requiring that it be removed.

Parking

The proposed development text requires either a 2- or 2 ½-car attached garage per building. The development text does not require additional visitor parking for this Subarea, however the preliminary development plan shows 52 spaces dispersed throughout the Subarea. This should be clarified to reflect this.

Architecture

The applicant is not proposing changes to the 2004 approved architecture. Requirements include rear and side-loaded garages with decorative doors, building materials of stone, wood siding and trim, and dimensional asphalt shingles. The development text includes diversity requirements and that 50% of the elevations facing a street include stone.

Details	Rezoning with Preliminary Development Plan
Subarea A (Condominiums)	<p><i>Landscaping</i></p> <p>The text stipulates a consistent landscape theme throughout the Subarea. There is a requirement for a stone wall and evergreen treatment along the Wall Street frontage. Any removed trees must be replaced per Code.</p>
Subarea B (Ganzhorn Suites)	<p><i>General Information</i></p> <p>Subarea B has approximately 3.87 acres to be developed as an assisted living facility performing specialized memory care services, general health and/or office uses.</p> <p><i>Permitted Uses</i></p> <p>The proposed development text permits elderly care facilities including assisted living, dementia and Alzheimer's care, skilled nursing and other health related care. Related outdoor amenities are also permitted. The proposed text also permits the permitted uses and conditional uses in the Suburban Office and Institutional District.</p> <p><i>Layout</i></p> <p>This Subarea includes the memory care facility, shown in the center of the site. The text limits the size of the facility to 49,500 square feet, however the plans do not indicate the size of the facility. The plans should be updated to include this information. The building is located in the center of the site with wings extending in all four directions. The proposal includes one access point of Wall Street which connects to a covered drop-off area in the center of the building. Two parking areas extend east and west from the main access point. Secondary access is shown to the service area and additional parking spaces to the north off a proposed shared drive with the proposed office building in the adjacent Subarea.</p> <p>The text includes provisions for exterior amenities for the memory care facility including fenced-in areas with paths, benches, gazebos and other amenities. While not indicated in the development text or on the plans, Planning has recently received requests for fence heights above the four-foot limitation in the Code for memory care facilities. The applicant should address fence height in the development text.</p> <p><i>Density and Setbacks</i></p> <p>The development text limits the lot coverage to 70% in accordance with Code. The maximum building size in this Subarea is 49,500 square feet. The permitted density is 12,790 square feet per acre. The proposed setbacks are:</p> <ul style="list-style-type: none"> • From Subarea D (along Post Road): 3 feet parking, pavement, building setback • From Wall Street: 30 feet parking, pavement, building setback

Details

Rezoning with Preliminary Development Plan

Subarea B (Ganzhorn Suites)

- From East and West: 10 feet for pavement, 25 feet for building and 1 foot for all exterior amenities including fences

Planning cannot recommend a setback of one-foot for the proposed fence and outdoor amenities. This setback conflicts with landscaping requirements between subareas and does not allow for adequate and appropriate site boundaries. These setbacks must be revised to a minimum of five feet. The applicant should revise the plans and text accordingly. Considering this proposal is a new building on a vacant piece of land, adjustments can and should be made to site the building and all other necessary amenities properly and in a manner that ensures orderly development, room for maintenance, adequate landscaping area, and adequate sight lines.

Architecture

The text requires buildings be designed with a residential character and of a similar form and look of the architecture of surrounding buildings. Considering the wide array of architectural styles within the surrounding area, Planning request that the text be more specific with regard to the architectural influences to be used. The permitted materials include brick, stone, stucco and cementitious siding.

The applicant has provided conceptual elevations for the memory care facility as a one-story building with brick, stone and siding as the primary building materials. The elevations show deep roof overhangs and detailed columns, windows and chimneys. Details of the materials and the proposed architecture will be required at the final development plan stage.

Parking

The development text requires 69 parking spaces for a memory care facility and requires Code compliance for any other use. Code requires nursing homes to provide one space per every six beds plus one space for each employee on the largest shift. The text requirement appears adequate, however the plan shows only 68 spaces, nor are they correctly dimensioned.

Signs and Lighting

The text permits a six-foot high ground sign for this Subarea, with either single or multi-tenant design, depending on the final occupants. The text also permits an off-site directional sign with the address, name and logo of the business in Subarea B at the shared entrance with Subarea C. While Planning sees the value to the applicant for deliveries, the sign should only have the address numbers and the name and logo must be removed.

Details	Rezoning with Preliminary Development Plan
Subarea B (Ganzhorn Suites)	<p>Light pole height is limited to 16 feet and the applicant is proposing to limit light levels during nighttime to minimize effects on adjoining properties. These details will be required to be included in the final development plan.</p> <p><i>Landscaping</i> The text requires landscaping to meet Code and all final landscape details will be included in the final development plan. The text requires a buffer between Subareas A and B that achieves substantial opacity along the common property boundary at a minimum height of six feet. The text allows for plantings and mounding and the incorporation of existing trees into this buffer. The text should clarify the intent of the buffer opacity.</p>
Subarea C (Office)	<p><i>General Information</i> Subarea C is approximately 1.16 acres to in the northwest portion of the site.</p> <p><i>Permitted Uses</i> The proposed development text permits the permitted uses in the Suburban Office and Institutional District from the Zoning Code, all conditional uses from the SO Code are also conditional uses in the proposed text.</p> <p><i>Layout</i> The plans show an office building in the center of the site. Access is proposed from Wall Street to connect east to Subarea B. Parking is shown along this access drive in the eastern portion of the site. Other parking areas are shown to the north and west.</p> <p><i>Density and Setbacks</i> The development text limits the building size to 13,000 square feet, which is also reflected in the Traffic Impact Study. However the plan lists the building size as 13,500 square feet. The proposed setback are:</p> <ul style="list-style-type: none"> • South: 10 feet for pavement and 30 feet for building • Discovery Place: 50 feet for pavement and building • Along Subarea D (north): 3 feet for parking, pavement and building • Along Subarea D (west): 5 feet for parking, pavement and building • East: 10 feet pavement and parking, and 15 feet building <p><i>Architecture</i> The text requires buildings be designed with a residential character and of a similar form and look of the architecture of surrounding buildings.</p>

Details	Rezoning with Preliminary Development Plan
Subarea C (Office)	<p>Considering the wide array of architectural styles within the surrounding area, Planning request that the text be clarified regarding the architectural influences. The permitted materials include brick, stone, stucco and cementitious siding. Details of the materials and the proposed architecture will be required at the final development plan stage.</p> <p><i>Parking</i> The development text requires parking to meet Code except for a provision that limits the number of spaces for medical office use to one for every 250 square feet.</p> <p><i>Signs and Lighting</i> The text permits a six-foot ground sign for this Subarea with either a single or multi-tenant design, depending on the final occupants of the site. The text repeats the provisions for the off-premise directional sign for Subarea B and the name and logo should be eliminated.</p> <p>Light pole height is limited to 16 feet and the applicant is proposing to limit light levels during nighttime to minimize effects on adjoining properties. These details will be required to be included in the final development plan.</p> <p><i>Landscaping</i> The text requires landscaping to meet Code and all final landscape details will be included in the final development plan. The text requires coordination between Subareas B and C along their common property boundary in terms of appropriate landscaping. The text should be clarified as to the intent of this requirement.</p>
Subarea D (Parkland)	<p>This Subarea consists of approximately 8.826 acres and includes all open space previously dedicated to the City along Discovery Boulevard, Post Road and the area of the stormwater pond to the east and south.</p>
Traffic Study	<p>A traffic study has been submitted analyzing the proposed development traffic impact on the existing transportation network. The applicant will be required to work with Engineering to finalize the study. The main concern is the access management and the safety concern with placing a new access point in close proximity to two existing access points along Discovery Boulevard.</p>
Access	<p>An access management plan for the entire site across all subareas should be developed. The number and location of proposed access points onto the public street network is a safety concern. Justification must be provided for additional access points to prove they would:</p> <ol style="list-style-type: none"> (1) not adversely affect the safety and operation of the streets; (2) that there is a necessity for the property to have this access; and (3) that the adjacent properties are not adversely affected.

Details	Rezoning with Preliminary Development Plan
Access	<p>The Ohio Access Management Manual provides guidelines for local roadways, restricting the spacing of driveways to the stopping sight distance for the public street. Discovery Boulevard has a design speed of 30 mph, equating to a 200-foot stopping sight distance and driveway spacing. This is consistent with the existing access on this roadway. Multiple driveways with insufficient spacing would affect the character and safety of the public roadways. The applicant should provide a site layout that allows for adequate driveway spacing consistent with Engineering's requirements.</p> <p>The previously approved plans for a 63-unit condominium development allow for three access points to the entire site; two on Wall Street and one on Discovery Boulevard. The proposed access on Discovery Boulevard is in a similar location, however the proposed change in land use, density, peak travel times and patterns cause concern for additional conflict. The office use would generate more trips in the peak hours conflicting more directly with the adjacent driveways.</p> <p>In addition, Planning is requesting bikepath connections along the frontage of the site on Discovery Boulevard and Wall Street.</p>
Stormwater and Utilities	<p>The owners of subareas A, B and C will adopt recordable access easements and general maintenance agreements to provide for stormwater retention in the existing regional stormwater pond located in Subarea D.</p>

Analysis	Rezoning with Preliminary Development Plan
Process	<p>Section 153.050 of the Zoning Code identifies criteria for the review and approval for a rezoning/preliminary development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.</p>
1) Consistency with Dublin Zoning Code	<p>Criterion not met: This proposal is consistent with the Zoning Code, except as appropriately altered in the proposed development text. However, there are provisions outlined in the proposed development that appear to be inconsistent with the development pattern in the City, particularly in terms of setbacks.</p>
2) Conformance with adopted Plans	<p>Criterion met: The Community Plan notes this area for High Density Residential development. While the memory care facility in Subarea B was not specifically called out, the Commission may consider whether the use is closely related to other residential uses, although the facility is operated as a commercial enterprise. It has been noted that these facilities do favor being located nearer to other residential uses, in some cases to be near relatives, and in other cases simply to provide a more residential atmosphere and surroundings for their residents. The Commission may wish to consider whether this is appropriate with respect to the Community Plan.</p>

Analysis	Rezoning with Preliminary Development Plan
3) Advancement of general welfare and orderly development	<p>Criterion met: The bulk of this proposed development is developed in a manner similar to that anticipated when first approved. Subarea B in particular departs from the original approval. There are no firm criteria to indicate when a “neighborhood” is of sufficient size and character to be sustained independent of its surroundings. The Commission may consider whether the existing and proposed condominiums are sufficient to be considered a cohesive neighborhood.</p>
4) Effects on adjacent uses	<p>Criterion not met: The proposed memory care facility should have few effects on adjacent uses. Some deliveries, employees and visitors will introduce some additional traffic of a nature different from the condominiums, but that traffic appears sufficiently separated to reduce any potential effects. In addition, new residents will be aware of the facility.</p> <p>However, the shared access point proposed for the office proposal in Subarea C and the Ganzhorn Suites will negatively affect the flow of traffic on nearby roads. The proposed use will have a similar peak travel pattern as surrounding office use and Engineering is concerned with the potential adverse effects on the safety and operation of nearby streets.</p>
5) Adequacy of open space for residential development	<p>Criterion met: Although having a less cohesive area as compared to other facilities recently reviewed and approved, the applicants have indicated that the open spaces provided for the memory care facility are adequate to meet their needs. Review of these areas will be more comprehensively reviewed as part of the final development plan.</p> <p>The parkland dedicated to the City as part of the original plan meets any dedication requirements.</p>
6) Protection of natural features and resources	<p>Criterion met: Additional information will be required regarding tree protection during the final development plan.</p>
7) Adequate infrastructure	<p>Criterion met: With the proposed improvements installed, the site will have access to adequate utilities.</p>
8) Traffic and pedestrian safety	<p>Criterion not met: The applicant must continue to work with Engineering to finalize the layout and access management. As sated above Engineering has concerns about the proposed Discovery and Wall Street access adversely affecting the safety and operation of the streets.</p>
9) Coordination & integration of building & site relationships	<p>Criterion not met: Until the access issues are resolved, the site plan, as currently drawn, will not permit access to the service areas of the memory care facility. This will need to be resolved.</p>
10) Development layout and intensity	<p>Criterion not met: The site, as planned, appears small compared to the size of the facility, and the minimal setbacks requested for the facility reflect this fact. The condominium layouts are appropriate and generally consistent with the original approvals.</p>

Analysis Rezoning with Preliminary Development Plan	
11) Stormwater management	Criterion met: Adequate provision is made for stormwater management.
12) Community benefit	Criterion met: The development text outlines all applicable development requirements for this project. While it is unclear as to the extent of the overall need in Dublin for this use specifically, the City has been asked to consider a number of developments that include this use, with additional units being considered in other parts of the city. As zoning cannot be used to regulate market conditions, it would be difficult to address the area-wide construction of these units and the relative need for this use in Dublin alone.
13) Design and appearance	Criterion not met: The proposal outlines architectural design standards within the proposed development text. Clarifications will be needed to address architectural characters that are being considered.
14) Development phasing	Criterion met: The development text provides for adequate timing for this proposal.
15) Adequacy of public services	Criterion met: There are adequate services for the proposed development.
16) Infrastructure contributions	Criterion met: No contributions are required as part of this proposal.

Recommendation Rezoning with Preliminary Development Plan	
Disapproval	In Planning's analysis, this proposal does not comply with the rezoning/preliminary development plan criteria and the existing development standards within the area. Disapproval is recommended.

Details Preliminary Plat	
Plat Overview	The proposed preliminary plat establishes two lots with external access from Wall Street and Discovery Boulevard. Internal access will be provided from private drives. The plat shows a lot to the east as part of the Village of Coffman Park plat, which was not approved and platted.
Plat Content	The Subdivision Regulations, §152.018, contain content requirements for preliminary plats. The requirements include general plat information, the detailed depiction of the existing site conditions, public street information, including street sections, and a tree preservation plan.
Plat Information	The proposed preliminary plat includes a vicinity map showing the general location of the subdivision as required. The proposed name of the plat is Preliminary Plat Ganzhorn Suites Lots 1 & 2. The applicant should revise the final plat to include the standard City of

Details Preliminary Plat	
	Dublin Title Block on the front page.
Site Conditions	The plat shows site conditions as described in this report. However, many of which are not currently supported by staff as part of the rezoning with preliminary development plan application.
Open Space	Open space dedication is not required with this plat as open space was dedicated to the City along Post Road as part of the rezoning for this development.

Analysis Preliminary Plat	
Process	The Subdivision Regulations identify criteria for the review and approval for a plat. Following is an analysis by Planning based on those criteria.
1) Plat Information and Construction Requirements	Criterion not met: This proposal is consistent with the requirements of the Zoning Code and all required information is included on the plat. However the proposed plat is based on a rezoning with preliminary development application for which Planning is recommending disapproval. Therefore, the applicant will not be able to proceed with this preliminary plat.
2) Street, Sidewalk, and Bike path Standards	Criterion not met: The plat shows an access point on Discovery Boulevard not supported by Engineering. The preliminary plat cannot move forward without a finalized traffic study.
3) Utilities	Criterion not met: Utility lines need to be included and labeled on the preliminary plat.
4) Open Space Requirements	Not applicable.

Recommendation Preliminary Plat	
Disapproval	This proposal does not comply with the preliminary plat criteria and a recommendation to City Council for disapproval of this request is recommended.

SITE HISTORY

2007

The Planning and Zoning Commission approved an amended final development plan on July 12, 2007 for minor modifications that included an adjustment of an existing alleyway, the relocation of a garage entry, elimination of one dwelling unit, and the addition of open space.

2006

An amended final development plan that reflected the removal of a small stormwater pond, addition of trim color options, and grouped mailboxes was approved by the Planning and Zoning Commission on September 21, 2006.

2005

The Planning and Zoning Commission approved a final development for 63 detached residential units, 3 live-work units, and 4.37 acres of open space.

City Council approved the rezoning with preliminary development plan for this site on March 14, 2005.

The Planning and Zoning Commission recommended approval to City Council of a rezoning with preliminary development plan for the 22.66-acre development on February 17, 2005.

The Commission tabled the rezoning with preliminary development plan application after much discussion on January 20, 2005. The Commission requested additional information regarding traffic patterns, parking for the live/work units, the surface for the walking path and requested a decreased density.

2004

The Planning and Zoning Commission tabled the rezoning with preliminary development plan application for the site as requested by the applicant. There was no discussion.

A rezoning ordinance for the development was introduced at City Council on February 17, 2004.

2003

A rezoning ordinance with a preliminary development plan was tabled by City Council as requested by the applicant on June 23, 2003.

On May 1, 2003, the Planning and Zoning Commission recommended disapproval to City Council of a rezoning with preliminary development plan application for 68 detached residential units and 3.7 acres of open space because the application was inconsistent with the Community Plan and the proposal did not incorporate a mix of land uses with proper relationships to surrounding land uses and structures.

SITE HISTORY

2002

On March 21, 2002 the Planning and Zoning Commission disapproved a final development plan application for 70 detached residential units, a clubhouse and 3.9 acres of open space because it did not comply, in all respects, to the previously approved preliminary development plan.

2000

The Planning and Zoning Commission recommended approval to City Council for a rezoning with preliminary development plan application for a multi-use development with 60 detached residential units, two live/work units with 12 residential units and eight office condominiums and 3.2 acres of open space on July 6, 2000.

City Council approve a Concept Plan for the site with 60 residential units and 15 live/work units on January 18, 2000.

1999

The Planning and Zoning Commission approved a concept plan for 75 condominium units for this site on December 2, 1999.

The Commission reviewed and informal application for an 85-unit condominium project in Subareas B & C of Perimeter Center on May 6, 1999.

REZONING/PRELIMINARY DEVELOPMENT PLAN

The purpose of the PUD process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process can consist of up to three basic stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and**
- 3) Final Development Plan (Commission approves/denies).

The general intent of the preliminary development plan (rezoning) stage is to determine the general layout and specific zoning standards that will guide development. The Planning and Zoning Commission must review and make a recommendation on this preliminary development plan (rezoning) request. The application will then be forwarded to City Council for a first reading/introduction and a second reading/public hearing for a final vote. A two-thirds vote of City Council is required to override a negative recommendation by the Commission. If approved, the rezoning will become effective 30 days following the Council vote. Additionally, all portions of the development will require final development plan approval by the Commission prior to construction. In the case of a combined rezoning/preliminary development plan and final development plan, the final development plan is not valid unless the rezoning/preliminary development plan is approved by Council.

Review Criteria

Section 153.050 of the Zoning Code identifies criteria for the review and approval for a Rezoning/Preliminary Development Plan. In accordance with Section 153.055(A) *Plan Approval Criteria*, Code sets out the following criteria of approval for a preliminary development plan (rezoning):

- 1) The proposed development is consistent with the purpose, intent and applicable standards of the Dublin Zoning Code;
- 2) The proposed development is in conformity with the Community Plan, Thoroughfare Plan, Bikeway Plan and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
- 3) The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
- 4) The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded;
- 5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
- 6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
- 7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
- 8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public

- safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
- 9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
 - 10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plan's contribution to the orderly development of land within the City;
 - 11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
 - 12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Dublin Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
 - 13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the City;
 - 14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
 - 15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area; and
 - 16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

PRELIMINARY PLAT

If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting all Engineering requirements. The Commission and City Council will later review the final plat for each phase, generally after infrastructure is complete, to ensure that it conforms to the preliminary plat.

Review Criteria:

In accordance with Chapter 152, the Code sets out the following requirements as part of the platting requirements for the subdivision of land:

- 1) The proposed plat provides the minimum plat contents required by Sections 152.018(B) and 152.018(C);
- 2) The proposed plat will comply with all applicable subdivision improvement procedures as defined by Sections 152.035 through 152.053;
- 3) The proposed plat will provide required improvements as specified by Sections 152.065 through 152.072.